

2020-003860

Klamath County, Oregon



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04/01/2020 09:25:35 AM

Fee: \$92.00

PERSONAL REPRESENTATIVES DEED

David E. Furber, Personal Representative
Grantor

Margaret Ellen Furber
C/O David E. Furber, Conservator
3931 Marquis Way
Anchorage, AK 99502
Grantee

After recording return to:
Margaret Ellen Furber
C/O David E. Furber, Conservator
3931 Marquis Way
Anchorage, AK 99502

Until a change is
requested, all tax statements
shall be sent to the following address:
SAME

THIS INDENTURE made this 26 day of MARCH, 2020, by and between DAVID E. FURBER, the duly appointed, qualified and acting personal representative of the estate of LEWIS EDGAR FURBER, SR., deceased, hereinafter called first party, and MARGARET ELLEN FURBER hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all of the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, to-wit:

Parcel 1. No Known Address, Tax Assessed Value: \$47,430.00

Legally described as follows:

A fee simple interest in Lot 69 of vacated MIDLAND TRACT, together with vacated County Road along the southeasterly boundary of said lot and that portion of Lot 64 vacated MIDLAND TRACT lying to the South of a line 1626 feet north of and parallel to the township line between Townships 39 and 40 South, Range 8 East, Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Map Tax Lot No: 3908-00000-06100-000; R-492256

Parcel 2 No Known Address, Tax Assessed Value: \$196,990.00

Legally described as follows,

A fee simple interest in Lot 70 of vacated MIDLAND TRACT, together with the vacated County Road along the southeasterly boundary of said lot; and an undivided one-half of the portions of Lots 62 and 63 vacated MIDLAND TRACT lying to the South of a line 1626 feet north of and parallel to the township line between Townships 39 and 40 South, Range 8 East, Willamette

Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Map Tax Lot No: 3908-00000-04700-000; R-491961

Parcel 3. No Known Address, Tax Assessed Value: \$46,210.00

Legally described as follows:

A fee simple interest in Lot 71 of vacated MIDLAND TRACT, together with the vacated County Road along the southeasterly boundary of said lot, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Map Tax Lot No: 3908-03600-00800-000; R-502361

Parcel 4. No Known Address: Tax Assessed Value: \$27,290.00

Legally described as follows:

A fee simple interest in Lots 24 and 32 of vacated MIDLAND TRACT, as per map filed March 6, 1909, in Klamath County Records, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

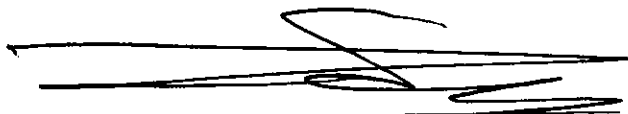
Map Tax Lot No: 3908-00000-05900-000; R-492238

To Have and to Hold the same unto the second party, and second party's heirs, successor-in-interest and assigns forever.

The true consideration for this conveyance is other than money, the property is assessed as follows: Parcel 1, \$47,430.00; Parcel 2, \$196,990.00; Parcel 3, 46,210.00; Parcel 4, 27,290.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



David E. Furber, Personal Representative

STATE OF ALASKA, County of Anchorage)ss.

Personally appeared the above named David E. Furber, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Ken Garcia
Notary Public for Alaska
My Commissioner Expires: 06.12.2020